



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:40 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ATTENDANCE:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, AND LEO DAVENPORT

EXCUSED: MEMBER TODD NIGRO

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, RICK SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

MINUTES:

DAVID CLAPSADDLE, Planning and Development Department, referenced the list of applications that have been requested by the applicants to either be held or withdrawn without prejudice. To that list he added four additional items.

Item 4 [GPA-2633]	Abeyance to 10/9/2003
Item 5 [ZON-2643]	Abeyance to 10/9/2003
Item 6 [SDR-2644]	Abeyance to 10/9/2003
Item 7 [WVR-2834]	Abeyance to 10/9/2003
Item 8 [VAR-2588]	Withdrawal Without Prejudice
Item 41 [VAC-2838]	Abeyance to 10/9/2003

CONDITION CHANGES:

MR. CLAPSADDLE stated there would be a condition change relative to the Grand Teton Master Plan area. The applicant for Item 43 [DIR-2863] will note for the record some minor changes to the existing conditions.

OTHER ITEMS:

MR. CLAPSADDLE provided a brief update on Item 12 [SUP-2775] and Item 13 [SDR-2774]. He noted that these items were held at the last Planning Commission meeting to further research and determine whether the site should be considered one lot or two. Based on the City Attorney's findings, it was determined that the site shall be considered as two lots. DEPUTY CITY ATTORNEY BRYAN SCOTT will present the City Attorney's findings when the items are brought forward for discussion.



PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Briefing

MINUTES – Continued:

MR. CLAPSADDLE listed the options available to the applicant since the site is now considered two separate parcels. He stated that a tavern could be put on the rear lot and it would meet the separation distance from Treasures. However, they could not have a sexually-oriented business (SOB) because it would not meet the separation distance requirement from Peepland. Additionally, the existing building can be expanded if the applicant chooses not to do the tavern at the rear of the property. With the expansion, the applicant can make it a conforming structure according to code by putting in the required parking, landscaping, etc. For clarification, MR. CLAPSADDLE stated the site development plan could not be heard because it is for a use that cannot be put on the site and it does not meet the requirements of the code.

With regard to Item 43 [DIR-2863], MR. CLAPSADDLE clarified that the subject development agreement was a requirement of the Grand Teton Master Plan. The agreement clarifies language that was previously questionable. It also clarifies the amount of park area and the amount of units that will be allowed in the entire Grand Teton Master Plan area. More importantly, MR. CLAPSADDLE concluded that subsequent to the development agreement, there would be a park development agreement as referenced in the backup material; however, it will be presented at a future date. COMMISSIONER GALATI stated that it would be beneficial to understand the intent of the development agreement in order to make an accurate assessment. BART ANDERSON, Public Works Department, conveyed that frequent meetings have been held in an effort to alleviate any glitches that could affect development.

MEETING ADJOURNED AT 5:50 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS CRAIG GALATI, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, AND LEO DAVENPORT

EXCUSED: MEMBER TODD NIGRO

STAFF PRESENT: MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., DAVID CLAPSADDLE - PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD - PLANNING & DEVELOPMENT DEPT., BART ANDERSON - PUBLIC WORKS, RICK SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, DEENY ARAUJO - CITY CLERK'S OFFICE

(6:08)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

SUBJECT:

Approval of the minutes of the August 14, 2003 Planning Commission Meeting

MOTION:

GALATI - APPROVED – UNANIMOUS with DAVENPORT abstaining as he was not present at that meeting and NIGRO excused.

MINUTES:

There was no discussion.

(6:09)

1-41



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



**AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003**

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT M

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2799 - LORRYN PARC - BRAMBLE HOMES INCORPORATED ON BEHALF OF ELLA MAE GORDON TRUST, ET AL - Request for a Tentative Map for a 20-lot single-family residential subdivision on 7.11 acres adjacent to the southwest corner of Jones Boulevard and Washburn Avenue (APN: 125-35-702-001 and 002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED Items 1 through 3 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 as her firm is under contract with the applicant and NIGRO excused.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:17)

1-260

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 1 – TMP-2799

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-2569), Site Development Plan Review (SDR-2568), and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Provide a drivable access to all manholes in the public sewer system.
8. Site development to comply with all applicable conditions of approval for ZON-2569 and all other site-related actions.
9. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-2843 - REFLECTIONS II - ROBERT DAVIS & ASSOCIATES ON BEHALF OF FAWZI KORDAHI - Request for a Tentative Map for a 6-lot single-family residential subdivision on 2.70 acres adjacent to the southeast corner of Whispering Sands Drive and Leon Avenue (APN: 125-13-203-008), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, Ward 6 (Mack).

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED Items 1 through 3 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 as her firm is under contract with the applicant and NIGRO excused.

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:17)

1-260

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 2 – TMP-2843

CONDITIONS - Continued:

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-2411), Variance (VAR-2413), Special Use Permit (SUP-2414), and all other site related activity.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Provide a drivable access to all manholes in the public sewer system.
7. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
9. The design of the entry street that provides external access from this subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred twenty feet, measured from centerline to centerline as required per Municipal Code 18.12.160 unless a waiver is approved by City Council prior to submittal of a Final Map for technical review.
10. Site development to comply with all applicable conditions of approval for ZON-2411 and all other subsequent site-related actions.
11. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

EOT-2835 - PETER PIPER INCORPORATED ON BEHALF OF CENTENNIAL HOLDINGS, LIMITED LIABILITY COMPANY - Request for an Extension of Time for an approved Special Use Permit (U-0074-02) which allowed a restaurant service bar at 7981 West Tropical Parkway (APN: a portion of 125-28-713-002), T-C (Town Center) Zone [SC-TC (Service Commercial – Town Center) land use designation, Ward 6 (Mack).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED Items 1 through 3 subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 as her firm is under contract with the applicant and NIGRO excused.

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL stated this is a Consent item.

(6:16 – 6:17)

1-260

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire on 08/21/05, unless it is exercised or an Extension of Time is granted by the City Council.

2. Compliance with all Conditions of Approval of the original Special Use Permit (U-0074-02).

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - GPA-2633 - Cottonwood Creek Apartments, LIMITED LIABILITY COMPANY - Request to amend a portion of the Centennial Hills Sector Plan from: PCD (Planned Community Development) TO: M (Medium Density Residential) on the southeast corner of Lone Mountain Road and Cliff Shadows Parkway (APN: 137-01-101-006, 007, and 008), Ward 4 (Brown).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

44

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends ABEYANCE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 10/9/2003 Planning Commission meeting – UNANIMOUS with NIGRO excused

NOTE: COMMISSIONER McSWAIN disclosed that she would vote on the abeyance, however, because her firm has a contract with Stanpark, she would abstain when the application comes back to the Planning Commission.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

JOHN VORNSSEND, 4764 Wigwam Parkway, appeared on behalf of the applicant, and asked to hold this application to the 10/9/2003 Planning Commission meeting. He stated that the abeyance would enable the applicant to meet with the neighbors.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 4 – GPA-2633

MINUTES – Continued:

There was no further discussion

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:11 – 6:13)

1-98

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - ZON-2643 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP - Request for a Rezoning FROM: R-1 (Single Family Residential) Zone TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on 10.08 acres located approximately 900 feet north of Alta Drive, between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), Ward 5 (Weekly).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 10/9/2003 Planning Commission meeting – UNANIMOUS with NIGRO excused

NOTE: COMMISSIONER McSWAIN disclosed that she would vote on the abeyance; however, because her firm has a contract with Signature Homes, she would abstain when the application comes back before the Planning Commission.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and requested these items be held in abeyance in order to hold one more meeting with the neighbors.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 5 – ZON-2643

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 5 [ZON-2643], Item 6 [SDR-2644], and Item 7 [WVR-2834] was held under Item 5 [ZON-2643].

(6:13 – 6:14)

1-127

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-2644 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP - Request for a Site Development Plan Review for a proposed 75-lot single family development on 10.08 acres located approximately 900 feet north of Alta Drive, Between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), R-1(Single Family Residential) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 5 (Weekly).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 10/9/2003 Planning Commission meeting – UNANIMOUS with NIGRO excused

NOTE: COMMISSIONER McSWAIN disclosed that she would vote on the abeyance; however, because her firm has a contract with Signature Homes, she would abstain when the application comes back before the Planning Commission.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 5 [ZON-2643], Item 6 [SDR-2644], and Item 7 [WVR-2834] was held under Item 5 [ZON-2643].

(6:13 – 6:14)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - WVR-2834 - SIGNATURE HOMES ON BEHALF OF 70 LIMITED PARTNERSHIP - Request for a Waiver of Title 18.12.130 for the installation of crash gates on private streets at inappropriate locations on 10.08 acres located approximately 900 feet north of Alta Drive, Between Tonopah Drive and Shadow Lane (APN: 139-33-201-001), R-1 Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 5 (Weekly).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 10/9/2003 Planning Commission meeting – UNANIMOUS with NIGRO excused

NOTE: COMMISSIONER McSWAIN disclosed that she would vote on the abeyance; however, because her firm has a contract with Signature Homes, she would abstain when the application comes back before the Planning Commission.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 5 [ZON-2643], Item 6 [SDR-2644], and Item 7 [WVR-2834] was held under Item 5 [ZON-2643].

(6:13 – 6:14)

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAR-2588 - GREEN HARRINGTON & HOWELL, LIMITED LIABILITY COMPANY ON BEHALF OF SHERRY SOBEL HARRIS - Request for a Variance to allow 39 parking spaces where 57 parking spaces are required for a proposed 9,955 square foot Family Dollar Retail Store adjacent to the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

WITHDRAWAL WITHOUT PREJUDICE

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAWAL WITHOUT PREJUDICE

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated that the applicant requested the variance be withdrawn without prejudice. Staff has a letter on file. The companion item, SDR-2587, will be held as agendaed.

FRASER SMITH, 3571 Red Rock Street, appeared on behalf of the applicant and concurred with MR. CLAPSADDLE'S comments. MR. SMITH stated that the store structure was reduced in size to meet the parking requirements.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 8 – VAR-2588

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 9 [SDR-2587] for related discussion.

(6:14 – 6:15)

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-2587 - GREEN HARRINGTON & HOWELL, LIMITED LIABILITY COMPANY ON BEHALF OF SHERRY SOBEL HARRIS - Request for a Site Development Plan Review for a proposed 9,955 square foot Family Dollar Retail Store and a reduction in the amount of perimeter and parking lot landscaping on 0.99 acres adjacent to the west side of Martin L. King Boulevard, approximately 400 feet south of Washington Avenue (APN: 139-28-304-002), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial), Ward 5 (Weekly).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that this was held from the last meeting to determine whether the variance request was necessary. MR. CLAPSADDLE stated that the parking requirements are being met with the reduction of the size of the building as reflected in the revised site plan.

FRASER SMITH, 3571 Red Rock Street, appeared on behalf of the applicant. He verified meeting with staff and implementing all of the conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 9 – SDR-2587

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, asked staff whether the landscaping along Martin Luther King Boulevard would be adequate when they widen that thoroughfare. BART ANDERSON, Public Works Department, replied that the design for the widening project has not been finalized. The City is asking for ten feet on each side and if the right-of-way take is ten feet, the landscaping would be adequate. If the right-of-way take is other than that, it would require re-evaluation.

COMMISSIONER GALATI referenced previous Family Dollar Store requests and emphasized that he would like the architectural features to extend completely around the building. MR. CLAPSADDLE confirmed that Condition 4 addresses that issue.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 8 [VAR-2588] for related discussion.

(6:17 – 6:23)

1-291

CONDITIONS:

Planning and Development

1. A Variance (VAR-2588) to allow 45 parking spaces approved by the City Council, or a revised site plan conforming to minimum on-site parking requirements in accordance with Title 19.10.
2. Access to Sunny Place shall be limited to emergency access only. A crash gate shall be provided in accordance with Code standards, as depicted on the Site Development Plan.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. The elevations shall be revised and approved by the Planning and Development Department, prior to the time application is made for a building permit, to extend the architectural features as depicted on the front elevation around the entire building.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory

manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 9 – SDR-2587

CONDITIONS – Continued:

6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and residential zoned properties. The trash enclosure shall include a roof that matches the building materials of the main building.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wall pack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. All lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
10. A decorative block wall, with at least 20 percent contrasting materials is required along the entire length of the southern and western property lines. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
12. The freestanding ground sign must adhere to Title 19 requirements for freestanding/monument signs.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Martin L. King Boulevard adjacent to this site prior to the issuance of any permits.
16. Construct all incomplete half-street improvements on Martin L. King Boulevard adjacent to this site concurrent with development of this site. Construct curb and gutter immediately adjacent to

the east right-of-way line and half street paving plus appropriate overpaving on Sunny Place concurrent with development of this site. No parking shall be allowed adjacent

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 9 – SDR-2587

CONDITIONS – Continued:

- to this site on Sunny Place; the curbing shall be painted red and appropriate signage shall be installed prior to occupancy of this site as required by the Department of Public Works.
17. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Access to Sunny Place from this site will not be allowed.
 18. Landscape and maintain all unimproved rights-of-way on Martin L. King Boulevard and Sunny Place adjacent to this site.
 19. Submit an Encroachment Agreement for all landscaping and private improvements located in the Martin L. King Boulevard and Sunny Place public rights-of-way adjacent to this site prior to occupancy of this site.
 20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 9 – SDR-2587

CONDITIONS - Continued:

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

21. Meet with the Flood Control Section of Public Works to determine appropriate elevations and drainage flow paths prior to the submittal of any construction drawings for this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - ZON-2735 - BRONCO/CORBETT, LIMITED LIABILITY COMPANY -

Request for a Rezoning FROM: U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on 4.56 acres adjacent to the southwest and southeast corners of Corbett Street and Bronco Street (APN: 125-26-707-001 and 125-26-706-003), Ward 6 (Mack).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that staff has met with the applicant and basically there have been no changes to the site plan. He stated that the properties to the north, west, and south are all designated R-E. They include half-acre to one-acre parcels. MR. CLAPSADDLE stated that while the proposed project meets the density standards of the General Plan and meets the RPN standards, the 13 lots are not compatible with the established area. Staff recommended the applicant consider RD, where each lot has to be a net of 11,000 square feet in size and the street would have to be a 51-foot wide public street. MR. CLAPSADDLE stated this alternative would meet the code and comply with the standards of the General Plan and would be conducive to the surrounding area.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 10 – ZON-2735

MINUTES – Continued:

JOHN VORNSSEND, 4764 Wigwam Parkway, appeared on behalf of the applicant and concurred with staff's summary. He stated that the proposed site would be located among a mix of R-E, RPD-2, RPD-3, RD and R-1 lots. With a density of 2.58 units per acre, the project is in conformance with both the Rural Preservation Neighborhood buffer standards and the Centennial Hills General Plan. MR. VORNSSEND affirmed that the applicant will provide two common areas with meandering walkways and as recommended by staff, will eliminate the proposed gates on Shandon Court.

TODD FARLOW, 240 North 19th Street, agreed with staff's recommendation for denial. He stated his disapproval of gated communities.

Both COMMISSIONERS GALATI and McSWAIN agreed that the applicant has tried to position too many lots on this parcel. COMMISSIONER GALATI stated this is definitely not an RPD project and would only be supportive if the project were consistent with the adjacent R-E neighborhoods.

CHAIRMAN TRUESDELL asked if the applicant met with the neighbors. MR. VORNSSEND stated no meetings were held, but he understood that no objections were voiced either in writing or in person.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 10 [ZON-2735] and Item 11 [SDR-2736] was held under Item 10 [ZON-2735]

(6:23 – 6:38)

1-482

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-2736 - BRONCO/CORBETT, LIMITED LIABILITY COMPANY -

Request for a Site Development Plan Review for a proposed 13-lot single-family residential development on 4.56 acres adjacent to the southwest and southeast corners of Corbett Street and Bronco Street (APN: 125-26-707-001 and 125-26-706-003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack)].

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 10 [ZON-2735] and Item 11 [SDR-2736] was held under Item 10 [ZON-2735]

(6:23 – 6:38)

1-482

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-2775 - HIGHLAND STREET GROUP, LIMITED LIABILITY COMPANY - Request for a Special Use Permit for a tavern and a waiver of the minimum distance separation requirement between taverns adjacent to the north side of Sutter Avenue, approximately 140 feet east of Highland Drive (APN: 162-09-110-035), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with TRUESDELL abstaining as he represents a property owner who resides in the notice area and NIGRO excused

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, confirmed that this item was held to enable the City Attorney's office to determine whether this parcel should be considered one lot or two. He stated staff's recommendation would be to withdraw or deny the site development plan review because it does not meet the standards of the code.

DEPUTY CITY ATTORNEY BRYAN SCOTT verified that the City Attorney's office researched this issue and in a memo to the Planning Department, stated that the final determination is that the parcel is comprised of two lots. He thoroughly reviewed the property transition from the original property owners through 1990.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 12 – SUP-2775

MINUTES – Continued:

DEPUTY CITY ATTORNEY SCOTT referenced NRS 278.461 that created reversionary map procedures detailing methods by which previously subdivided parcels would be reassembled into large parcels. The City Attorney's office questioned whether the 1990 conveyance and all previous conveyances, that only referenced the transfer of all of Lot 6 and not the individual lots, reassembled the subdivided property into one lot. It did not. DEPUTY CITY ATTORNEY SCOTT stated that since a reversionary map is required to effect the rejoining of previously subdivided parcels into one large parcel and none was filed, the property remains subdivided as two separate lots.

Considering the aforementioned findings, staff reversed its recommendation to approval since it has been determined that the parcel is two separate lots. MR. CLAPSADDLE stated the applicant can place a tavern on the rear lot and the current building on the front piece can be expanded as long as it meets the standards of the code pertaining to landscaping, parking, etc.

ATTORNEY CHARLES DEANOR, 720 South 4th Street, represented the applicant. On behalf of the applicant, he asked that both the special use permit and the site development plan review be withdrawn without prejudice.

TODD FARLOW, 240 North 19th Street, stated that a tavern license was previously approved but should not be the basis for the applicant not going forward with his project. He commented that since this is an industrial location, the proposed project would be appropriate.

COMMISSIONER McSWAIN suggested the City look into creating specific corridors for these types of uses. If that becomes a reality, perhaps there would no longer be a need for distance separation requirements.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [SUP-2775] and Item 13 [SDR-2774] was held under Item 12 [SUP-2775].

(6:38 – 6:43)

1-891

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-2774 - HIGHLAND STREET GROUP, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review for a two-story 4,500 square foot sexually oriented business and a waiver of the perimeter and parking lot landscape standards on 0.62 acres adjacent to the northeast corner of Highland Drive and Sutter Avenue (APN: 162-09-110-021 and 035), M (Industrial) Zone, Ward 1 (Moncrief).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – WITHDRAWN WITHOUT PREJUDICE – UNANIMOUS with TRUESDELL abstaining as he represents a property owner who resides in the notice area and NIGRO excused

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open

No one appeared in opposition.

There was no discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

NOTE: All discussion for Item 12 [SUP-2775] and Item 13 [SDR-2774] was held under Item 12 [SUP-2775].

1-891

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-2759 - REAGAN NATIONAL ADVERTISING ON BEHALF OF WILLIAM P MIGUEL, ET AL - Request for a Special Use Permit for a proposed 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign at 789 North Nellis Boulevard (APN: 140-29-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that although this application conforms to the standards of the code related to distance separation requirements, staff is concerned that visual clutter will result on this particular site. There would be five signs, two off-premise and three on-premise, that would be within a 465-foot length that staff feels is excessive and not compatible with the area. Another concern relates to the billboards being located in the landscape planter and the probability that one tree would be removed. MR. CLAPSADDLE stated that if the application is approved there is a condition that would require the tree to remain.

ANDY BILANZICH, 3851 Pennwood Avenue, appeared on behalf of the applicant. He stated each of the signs meet the requirements of the code. With reference to the tree issue, the applicant spoke with the property owner who preferred that the tree remain.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 14 – SUP 2759

MINUTES – Continued:

MR. BILANZICH explained that the sign poles were located in the landscape planters to alleviate any problems with parking spaces.

TODD FARLOW, 240 North 19th Street, inquired whether the signs would be for tenant advertisements. CHAIRMAN TRUESDELL explained the billboards would be for off-premise ads. MR. FARLOW voiced his objection stating there are already too many signs in the area.

CHAIRMAN TRUESDELL agreed that there is a proliferation of signs in the area and would not support the request. COMMISSIONER McSWAIN agreed with the previous comments.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 14 [SUP-2759] and Item 15 [SUP-2760] was held under Item 14 [SUP-2759].

(6:43 – 6:51)

1-1145

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-2760 - REAGAN NATIONAL ADVERTISING ON BEHALF OF WILLIAM P MIGUEL, ET AL - Request for a Special Use Permit for a 14 foot by 48 foot off-premise advertising (billboard) sign to be 50 feet tall where 40 feet is the maximum allowed unless the display surface is obscured from view at 745 North Nellis Boulevard (APN: 140-29-802-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 14 [SUP-2759] and Item 15 [SUP-2760] was held under Item 14 [SUP-2759].

(6:43 – 6:51)

1-1145

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MOD-2851 - GREAT AMERICAN CAPITAL ON BEHALF OF HUALAPAI HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Major Modification to the Lone Mountain Master Development Plan to change the land use designation FROM: Neighborhood Commercial TO: Medium-Low Attached Density Residential on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN: portions of 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted at meeting: Approved NW Residential Tentative Map Densities

MOTION:

GALATI – DENIED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, presented a graphic illustration of the proposed modification to the Lone Mountain Master Development Plan. He stated the applicant proposes to convert 6.268 acres of land from Neighborhood Commercial to Medium-Low Attached Density Residential. Staff believes the proposal is inappropriate because this is one of the last remaining areas of neighborhood commercial.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 16 – MOD-2851

MINUTES – Continued:

MR. LEOBOLD further explained that the intent of the Centennial Hills Sector Plan was to concentrate commercial growth in the Centennial Hills area within the Town Center yet allowing commercial along the Rancho Corridor as well as within areas that had a master development plan that identified commercial activities. He stated that staff thoroughly researched the requirements regarding a ceiling on residential units and density specifically focusing on the 3,348 residential dwellings identified in the master plan. MR. LEOBOLD noted that there are 3,024 approved lots indicated on the tentative maps and a number of sites that are pending. If you deduct those numbers from the maximum units specified in the plan, only a very few remain. MR. LEOBOLD concluded that the overall concern is that the parameters established by the master plan will be exceeded and that, if approved, this will become a residential area surrounded on three sides by commercial development. Based on those findings, staff recommended denial of the Major Modification.

With regard to the Variance, the applicant requested a reduction of the open space providing 48 percent of the required amount that would equate to five of their proposed lots. Inasmuch as other developments in the area have fulfilled the open space requirements, staff believes the hardship is a result of overbuilding the site. MR. LEOBOLD stated that if the variance is approved, there is a condition that sets a maximum amount of park contribution at \$48,500. Lastly, staff recommended denial of the Site Development Plan Review because it is not in compliance with the standards of Title 19 or the Lone Mountain Master Plan.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He briefly described the proposed residential development using the overhead to point out the specific location. He concurred with staff's explanation of the open space variance but added that the developer is currently working with Metro in an effort to mitigate the open space issue. He explained that this would be a gated community that will have a homeowners' association. Regarding the parking issue, the developer has conferred with the homebuilder to do a two-car garage, which would ultimately expand the home and the lot and reduce the density. ATTORNEY ROWE finalized his presentation by displaying the site plan.

TODD FARLOW, 240 North 19th Street, appeared in support of the elevations, but objected to the proposed two-car garage. He also maintained that the lots are too compacted and areas are inadequate for children to play.

COOLEY PARIDES, 3329 Lacebark Pine Street, expressed concern that the proposed development will result in a rental project. Representing the Timberlake Homeowners Association, he listed amenities

the Association would like to see incorporated such as walkways to access to the commercial to the south, cinder block walls, and quality-built homes.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 16 – MOD-2851

MINUTES – Continued:

COMMISSIONERS DAVENPORT and McSWAIN asked the speaker to clarify whether he approved of or objected to the development. MR. PARIDES stated that they agree with any proposal that is conducive to the adjacent neighborhood.

DOUG ROSS, 3308 Lacebark Pine Street, agreed with staff's recommendation to deny the modification and stated that the developer knew at the time what they were buying into.

J. C. CAMPBELL, 3413 Whitebark Pine Street, stated that a year ago, the same developer had requested Village Commercial in order to build a Vons Grocery Store. He strongly objected to the proposed development. He was receptive to the developer presenting a site plan that would significantly reduce the density.

ATTORNEY ROWE, responding to the previous speakers, stated that this project is an entry level development. He alluded to first time homebuyers and seniors who prefer this type of development because it accommodates their lifestyle. He added that he would be more than willing to meet with the neighbors to show them the site plan revisions.

COMMISSIONER EVANS recalled that at a previous meeting, the Fire Services Department brought up the issue regarding inadequate emergency access. BART ANDERSON, Public Works Department, verified that Fire Services was mainly concerned with the 24-foot wide streets. They had no problem with the 37-foot wide streets as established by code because they are adequate to accommodate fire vehicles. He did clarify that Fire Services did not identify this particular site as a problem.

ATTORNEY ROWE, replying to COMMISSIONER GOYNES, estimated that redesigning the site plan would most likely reduce the development by approximately 15 to 20 lots because of the widening of the homes and lots. The redesign might also affect the open space. He did note that the developer intends to put in a trail from the open space to the commercial area.

COMMISSIONER McSWAIN stated she had no problem with the single-car garage concept as long as the overall project does not violate the principles of the Master Plan and provides the amenities for the benefit of the community.

COMMISSIONER GALATI felt it would have been a feasible project if both the residential and commercial development were reviewed at the same time. He felt the density for this site adversely affects the compatibility with the Timberlake Subdivision. He suggested a workable plan that would

offer varied amenities, walk promenades, open space and opportunities for social interaction among neighbors.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 16 – MOD-2851

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 16 [MOD-2851], Item 17 [VAR-2864], and Item 18 [SDR-2853] was held under Item 16 [MOD-2851].

(6:51 – 7:32)

1-1443

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2864 - GREAT AMERICAN CAPITAL ON BEHALF OF HUALAPAI HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Variance to allow 4,244 square feet of open space where 23,430 square feet is the minimum required on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN: portions of 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – DENIED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 16 [MOD-2851], Item 17 [VAR-2864], and Item 18 [SDR-2853] was held under Item 16 [MOD-2851].

(6:51 – 7:32)

1-1443

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2853 - GREAT AMERICAN CAPITAL ON BEHALF OF HUALAPAI HOLDINGS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review for a proposed 71-lot single-family residential development on 6.26 acres adjacent to the southeast corner of Hualapai Way and Shiloh School Lane (APN: portions of 138-07-401-003 and 004), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – DENIED – UNANIMOUS with NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 16 [MOD-2851], Item 17 [VAR-2864], and Item 18 [SDR-2853] was held under Item 16 [MOD-2851].

(6:51 – 7:32)

1-1443

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

ZON-2849 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation] TO: R-PD12 (Residential Planned Development - 12 Units Per Acre) on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), Ward 6 (Mack).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 10/9/2003 Planning Commission meeting – UNANIMOUS with NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the application in terms of density meets the parameters of the General Plan designation. However, as an R-PD development, the site plan indicates a project that is not in conformance with the Residential Adjacency Standards on portions of the property. Staff believes the applicant could redesign the site or move buildings further from the property line in order to meet the standards. MR. LEOBOLD clarified that the current site plan differs from the original application and now shows 43 buildings with 129 units. Because the public hearing notice addressed 123 units, MR. CLAPSADDLE stated it would be the discretion of the

Planning Commission to determine whether to hear the item as originally requested and go forward with the revised site plan.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 19 – ZON-2849

MINUTES – Continued:

Responding to COMMISSIONER EVANS' query, MR. LEOBOLD clarified that there was confusion surrounding the location of the project. DEPUTY CITY ATTORNEY BRYAN SCOTT stated that under normal circumstances, advertising for a larger number of units is appropriate. A problem might surface if you advertise less than the proposed number of units and that would probably warrant re-notification.

CRAIG BROOKSBY, 6260 West Rainbow Boulevard, appeared on behalf of the applicant and verified that the application was advertised to be an R-PD12 and is within the designations for the site.

CHAIRMAN TRUESDELL, feeling there might be an issue with the density, stated it would be beneficial to hold the zoning request and the variance for re-notification inasmuch as the applicant prefers to go forward with the increased number of units. He added that the applicant would be responsible for the cost of re-advertising. MR. BROOKSBY disagreed and asked that the cost be waived since the original application for 12 units per acre was based on staff's direction. ROBERT GENZER, Director of Planning and Development Department, clarified that the City would bear the cost of re-advertising. However, directing his comments to the applicant, he stated his objection to the inference that staff had erred in their recommendations.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 19 [ZON-2849], Item 20 [VAR-2855], and Item 21 [SDR-2850] was held under Item 19 [ZON-2849].

(7:32 – 7:42)

1-3327

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2855 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Variance to allow a 20-foot setback from single-family residential properties where the residential adjacency standards require a 105-foot setback for a proposed 123-Unit Condominium Development on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 10/9/2003 Planning Commission meeting – UNANIMOUS with NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 20 – VAR-2855

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 19 [ZON-2849], Item 20 [VAR-2855], and Item 21 [SDR-2850] was held under Item 19 [ZON-2849].

(7:32 – 7:42)

1-3327

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-2850 - LAND DEVELOPMENT ON BEHALF OF MAPLE DEVELOPMENT, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review and a Waiver of the perimeter landscaping requirements for a proposed 123-unit condominium development on 10.30 acres adjacent to the south side of Grand Teton Drive, approximately 660 feet east of Grand Canyon Drive (APN: 125-18-501-015), U (Undeveloped) Zone [MLA (Medium-Low Attached Density Residential) General Plan Designation)] [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre)], Ward 6 (Mack).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE to 10/9/2003 Planning Commission meeting – UNANIMOUS with NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

No one appeared in opposition.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 21 – SDR-2850

MINUTES – Continued:

NOTE: All discussion for Item 19 [ZON-2849], Item 20 [VAR-2855], and Item 21 [SDR-2850] was held under Item 19 [ZON-2849].

(7:32 – 7:42)

1-3327

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2839 - A T & T WIRELESS ON BEHALF OF GARTH LAMB - Request for a Variance to allow a 53-foot setback from a residential property where the residential adjacency standards require a 180-foot setback for a proposed 60-foot tall wireless communications facility, non-stealth design at 5000 North Jones Boulevard (APN: 125-36-302-005), R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – DENIED – UNANIMOUS with NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated that staff feels the applicant's request to deviate from the Residential Adjacency Standards is inappropriate. There are no special circumstances and nothing is unique about the parcel to warrant a waiver. Staff believes the tower could be redesigned as a stealth facility to meet the standards of the code and be compatible with the neighborhood. Staff recommended denial on the variance and the special use permit.

PAIGE BUTLER, 2637 Windmill Parkway, appeared on behalf of the applicant. Hearing staff's recommendation, she committed to modifying the tower to a stealth design.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 22 – VAR-2839

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, asked if there was a public facility adjacent to the subject parcel.

JIM KLINKNER, 5925 Rosado Way, opposed the proposed wireless communication facility. He lives adjacent to the facility and objected to having a 60-foot pole within his view.

STEVE ROSS, 5950 Rosado Way, lives directly across from the vacant lot. He appeared in opposition and concurred with staff's recommendation for denial.

COMMISSIONER McSWAIN felt the proposed facility is too intense for the neighborhood and she would not support the application. CHAIRMAN TRUESDELL thanked the applicant for offering to modify the tower; however, because the location is in the midst of R-E, he could not support the tower in that locality.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [VAR-2839] and Item 23 [SUP-2664] was held under Item 22 [VAR-2839].

(7:42 – 7:50)
1-3926/2-130

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2664 - A T & T WIRELESS ON BEHALF OF GARTH LAMB - Request for a Special Use Permit for a proposed 60-foot tall wireless communication facility, non-stealth design on property located at 5000 North Jones Boulevard (APN: 125-36-302-004), R-E (Residence Estates) Zone, Ward 6 (Mack).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – DENIED – UNANIMOUS with NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: All discussion for Item 22 [VAR-2839] and Item 23 [SUP-2664] was held under Item 22 [VAR-2839].

(7:42 – 7:50)
1-3926/2-130

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-2786 - PERMA-BILT HOMES ON BEHALF OF MTH-HOMES NEVADA, INCORPORATED - Request for a Variance to allow an eight-foot rear yard setback where 15 feet is required on 0.16 acres located at 9513 Parkmoor Avenue and a seven-foot corner side yard setback where 15 feet is required on 0.19 acres located at 7232 Silver Valley Street (APN: 125-18-810-001 and 028), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-1 (Single-Family Residential) Zone, Ward 6 (Mack).

FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – Motion carried with DAVENPORT voting No and NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, indicated the variance does not meet the standards of the code and the outdoor patio is very close to the R-1 50% standards. He added that anything exceeding that percentage would be prohibited. Staff believes the house is overbuilt and does not meet the required setbacks. Staff recommended denial of the variance and the special use permit.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 24 – VAR-2786

MINUTES – Continued:

JEFFREY ARMSTRONG, 2727 South Rainbow Boulevard, appeared on behalf of the applicant. He indicated the setbacks on the site plan. Noting that the wall was constructed differently than originally requested, he stated the applicant intended to enhance the landscaping by increasing the buffer area and that resulted in the reduced setback. MR. ARMSTRONG added that an oversight on the part of the applicant reflected the variance setback at 7 feet when in actuality it is 12 feet. He did not believe the variance to be substantial and asked for consideration of approval.

COMMISSIONER McSWAIN stated she would support the applications but requested the developer provide full disclosure to the potential homebuyers. MR. ARMSTRONG stated a detailed plot plan is given to the buyer that identifies the location of the house as well as the setbacks.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:50 – 7:56)

2-394

CONDITIONS:

Planning and Development

1. Any additions to either dwelling or accessory structures on either lot that would result in an overall lot coverage greater than 50% shall be prohibited.
2. Conformance to the Conditions of Approval for Rezoning Z-0035-01, Variance V-0032 01 and Special Use Permit U-0064-01.
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2767 - VEGAS TREASURES, INCORPORATED ON BEHALF OF GREAT AMERICAN PLAZA, LIMITED LIABILITY COMPANY - Request for a Special Use Permit for a proposed supper club on a portion of 8.51 acres located at 8380 West Sahara Avenue, Suite 160 (APN: 163-04-416-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 10/15/2003.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the request meets all the separation distance requirements of the code. He added that although the special use permit is being heard, the parking variance and the Master Sign Plan application would be heard on separate dates.

ATTORNEY DAVE CROSBY, 711 South 8th Street, and PAYMON RAOUF, operator of the supper club establishment, 4147 South Maryland Parkway, represented this application. ATTORNEY CROSBY questioned Condition 2 pertaining to the parking variance.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 25 – SUP-2767

MINUTES – Continued:

ATTORNEY CROSBY indicated that the applicant has provided adequate parking for the customers of the supper club. The parking variance is being requested because the rest of the project has yet to be built. MR. CLAPSADDLE clarified that there is no condition tying the special use permit to the variance. For the benefit of the applicant, he reemphasized that the use permit is a proper application and meets all the standards of the code.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:56 – 8:05)

2-604

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Supper Club use.
2. Approval of outdoor seating is contingent on the submittal of a parking analysis for the office/retail complex to the satisfaction of the Planning and Development Department.
3. Conformance to applicable Conditions of Approval for Rezoning (Z-0035-02) and Site Development Plan Review [Z-0035-02(1)].
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2796 - RANCHO TRUCK RENTAL ON BEHALF OF THE BURNS FAMILY TRUST

- Request for a Special Use Permit for expansion of an existing truck rental business to allow a total of 25 trucks at 3149 North Rancho Drive, Suite A (APN: 138-13-511-002) C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that a special use permit is required for truck rental parking in C-2. Staff identified several concerns: (1) 25 trucks is a lot for a parcel of this size. (2) Part of the site is C-1, which does not allow any truck rental parking. (3) The applicant has not submitted a parking analysis. Staff recommended denial.

JARRETT SWEET, 7005 Steeple Court, appeared on behalf of the applicant. He pointed out the location of the truck rental business on the overhead. MR. SWEET stated that he only recently discovered that the portion on which he parks the rental trucks is designated as C-1. He leases that

entire area at the rear specifically for truck parking. He agreed with staff recommendations to move the trucks to the front of the site until the property owner can have the parcel designated as C-2.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 26 – SUP-2796

MINUTES – Continued:

ARTURO ROMERO, 7909 Court Garden, owner of the Smog Depot that is located in the same complex, expressed concern regarding the trucks blocking the visibility of his business. He has no problem with the trucks being parked at the rear of the building.

COMMISSIONER McSWAIN stressed that moving the trucks to the front of the building would encourage a cluttered appearance. She asked staff what the possibilities would be to allow the applicant to continue parking at the rear of the building until the C-2 is approved. MR. CLAPSADDLE explained that the applicant would need to acquire a special use permit for the C-2. One of the issues includes the number of trucks mainly because it is too excessive for the site and may cause problems with the abutting property owners.

LYNN BARKER, the applicant, 3851 Lincoln Road, confirmed that she has operated the rental business on the site for five years, but her firm has been in business for over twelve years. She added that she currently has an existing special use permit for seven trucks.

COMMISSIONER GOYNES stated that increasing the current fleet of five to 25 would definitely impact this area by portraying a truck mall appearance not to mention a safety factor.

CHAIRMAN TRUESDELL opined that this is a commercial shopping center not a truck rental facility. He did not agree either way with storing the trucks in the front or at the rear of the building.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:05 – 8:25)

2-901

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2801 - STEPHEN E. TURNER ON BEHALF OF RAYMOND PISTOL - Request for a Special Use Permit for a proposed tavern and a Waiver of the 1,500-foot distance separation requirement from other Taverns at 1236 Las Vegas Boulevard South (APN: 162-03-112-012), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – Motion carried with TRUESDELL abstaining as he owns property in the notice area, McSWAIN and DAVENPORT voting No and NIGRO excused

This is Final Action.

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open

GARY LEOBOLD, Planning and Development Department, explained that this application would allow the development of a tavern within an existing building. Staff recommended approval based on conditions limiting the use to the existing building and prohibiting any expansion unless additional site permits are obtained. Staff recommended approval.

ATTORNEY ALLAN LICHTENSTEIN, 3315 Russell Road, appeared on behalf of the applicant and agreed with MR. LEOBOLD'S comments. He concurred with staff conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 27 – SUP-2801

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, commented that developing such a tavern might help to increase the tourist trade within this area.

Responding to COMMISSIONER GALATI, MR. LEOBOLD stated that staff has examined the criteria listed in the Parks Element of the Master Plan which identifies parks. The area referred to is not an approved park. MARGO WHEELER, Deputy Director, Planning and Development Department, stated that the Downtown Centennial Plan is in the process of being updated. She explained that neither the Planning Department nor the Public Works Department identify that section as a park. COMMISSIONER GALATI expressed concern that the City might be placed in an awkward position should a problem arise in the future that would indicate some violation of the intent of the code as it relates to distance separation to parks.

COMMISSIONER EVANS posed several questions to the applicant regarding the types of establishments that abut the subject site. He stated that although the special use permit is discretionary he was unsure if the tavern proposal would promote the type of enhancement that the City would like to see in that area.

RAYMOND PISTOL, owner of the property, 631 South Las Vegas Boulevard, indicated on the site plan the exact location of the proposed tavern and the surrounding establishments. He also indicated those businesses that are no longer in operation. MR. PISTOL stated that his property is located on Las Vegas Boulevard and designing something that would benefit the local clientele was far better than seeing a number of vacant buildings spread throughout the area.

COMMISSIONER GOYNES stated that the neighborhood has not flourished, not because of poor development but because of the caliber of individuals that frequent the area. He acknowledged the various activities that take place on the applicant's property and was uncertain whether or not a tavern would be the most suitable use for the site.

C.D. LEAVITT, 1220 South Simmons Street, objected to the proposed project and stated that there are already too many taverns in the area.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(8:25 – 8:47)

2-1658

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2802 - LIZBETH JOSEFINA CASTILLO ON BEHALF OF RINGSIDE LIQUORS INCORPORATED - Request for a Special Use Permit for a proposed restaurant service bar at 1510 Las Vegas Boulevard South (APN:162-03-210-062), C-2 (General Commercial) Zone, Ward 1 (Moncrief).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESEDELL abstaining as he owns property within the notice area and NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open

GARY LEOBOLD, Planning and Development Department, explained that the use meets the base conditions for a restaurant/service bar. Although the site is parking impaired, the applicant indicated that there is a parking agreement with an adjacent tavern owner.

LIZBETH CASTILLO, the applicant, 2920 Meadow Flower, asked for approval to sell beer and wine at her restaurant.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 28 – SUP-2802

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, felt the use was appropriate and would help to promote patronage in this section of town.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(8:47 – 8:50)

2-2577

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.050 for the Restaurant Service Bar use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SUP-2833 - SIERRA FONDUE, LIMITED LIABILITY COMPANY ON BEHALF OF BOCA PARK PARCELS, LIMITED LIABILITY COMPANY - Request for a Special Use Permit for a proposed supper club on a portion of 0.90 acres located at 8704 West Charleston Boulevard, Suite 102 (APN: 138-32-818-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as his firm has pending issues with the developer of this property and NIGRO excused.

To be heard by the City Council on 10/15/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated this application meets the base conditions for this use. An analysis was conducted and established the site as having excess parking.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and concurred with staff recommendations.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 29 – SUP-2833

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(8:50 – 8:54)

2-2741

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Supper Club use.
2. Approval of a Review of Condition No. 11 of Site Development Plan Review [Z-0030-92(5)] by the City Council prior to the issuance of a certificate of occupancy.
3. Conformance to applicable Conditions of Approval for Rezoning (Z-0030-92) and Site Development Plan Review [Z-0030-92 (24)].
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.
7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2844 - MARCUS RITZ ON BEHALF OF WAGEMA, LIMITED LIABILITY COMPANY - Request for a Special Use Permit for a gaming establishment, general business related in conjunction with an existing supper club at 7290 West Lake Mead Boulevard, Suite 1 (APN: 138-22-601-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, noted this application is in order and meets the base conditions for the approval of a special use permit.

MARCUS RITZ, 7290 West Lake Mead Boulevard, appeared on behalf of the applicant and concurred with staff recommendations.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 30 – SUP-2844

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:54 – 8:56)

2-2960

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning Z-0116-90 and Special Use Permit U-0046-02.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and design standards of all City departments must be satisfied.
4. Approval of this Special Use Permit does not constitute approval of a gaming license.
5. This business shall operate in conformance to Chapter 6.40 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2845 - USA CASH SERVICES, LIMITED LIABILITY COMPANY ON BEHALF OF SAHARA RAINBOW, LIMITED LIABILITY COMPANY - Request for a Special Use Permit for a proposed financial institution, specified (payday loans) on a portion of 5.44 acres adjacent to the northeast corner of Sahara Avenue and Rainbow Boulevard (APN: 163-02-415-015), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this is a proposed financial institution within an existing building in a shopping center complex. Due to the proximity to Clark County, a Project of Regional Significance questionnaire was circulated and no significant responses were received.

MATTHEW SALTZMAN, 3320 West Sahara Avenue, and THOMAS DISBAIN, 1752 Comby Road, Ogden, Utah, appeared on behalf of the applicant and concurred with staff recommendations.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 31 – SUP-2845

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, asked if the establishment was a locally-owned enterprise and whether they had provided information regarding their rates and services fees.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:56 – 8:57)

2-3058

CONDITIONS:

Planning and Development

1. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The use shall comply with all applicable requirements of LVMC Title 6.
3. Any proposed changes to the building design and color scheme shall be subject to review by the Planning and Development Department to ensure that it will be harmonious and compatible with the surrounding area.
4. No temporary signs (as described in LVMC Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a “grand opening” or that a business is “coming soon” may be approved administratively for a period not to exceed thirty days.
5. Window signs shall not cover more than twenty percent (20%) of the area of all exterior windows.
6. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 8:00 p.m.
7. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2848 - REAGAN NATIONAL ADVERTISING ON BEHALF OF C O G III, LIMITED - Request for a Special Use Permit for a proposed off-premise advertising (billboard) SIGN on a portion of 3.03 acres located at 1110 South Rainbow Boulevard (APN: 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – DENIED – UNANIMOUS with NIGRO excused

This is Final Action.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated this application meets the code requirements for separation distances between signs. There are several existing signs on this fairly narrow parcel and staff's recommendation for denial is based on the appearance of significant visual clutter.

ATTORNEY JAY BROWN, 520 South 4th Street, and CHUCK GRISBY, 2287 Green Mountain Court, appeared on behalf of the applicant and asked for approval. MR. GRISBY explained that the sign would be utilized by an existing business that is willing to sign a long-term lease.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 32 – SUP-2848

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, stated he would have no problem with an on-premise sign but would be opposed to any off-premise advertising billboard. DEPUTY CITY ATTORNEY BRYAN SCOTT asked staff to explain the requirements for on-site and off-premise signs.

COMMISSIONER DAVENPORT stated there is an infiltration of signs in the area and he could not support the application.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:57 – 9:06)

2-3230

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-2859 - DESERT DODGE ON BEHALF OF DOUGLAS KAYS - Request for a Special Use Permit for a proposed auto dealer inventory storage at 1717 South Decatur Boulevard (APN:162-06-301-002), C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 10/15/03 - IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – ABEYANCE TO 10/9/2003 Planning Commission meeting – UNANIMOUS with NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the applicant is proposing to use space located at the rear of the existing swap meet building for vehicle storage. Staff discovered the intended area is already utilized for vehicle storage and has been enclosed with a chain link fence. Staff recommended denial based on the close proximity to the adjacent single-family residences, the use of chain link fencing, and lack of information to determine whether the vehicle storage would impact the parking for the uses that are approved for the site.

DAVID WICK, 4701 West Sahara Avenue, appeared on behalf of the applicant. DARLA ADAMS, representing the Fantastic Outdoor Swap Meet, was present to answer questions. MR. WICK agreed

to provide wrought iron screening as recommended by staff if the use permit were approved. He added that he has discussed the proposed project with the Homeowners Association.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 33 – SUP-2859

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, asked if the applicant would be willing to provide security at the location. MR. WICK disclosed that currently security surveillance is provided on site 24 hours a day.

COMMISSIONER McSWAIN stated that she would be willing to support the application. COMMISSIONER EVANS felt that although the use and the amount of space may be appropriate, he preferred the applicant work with staff in light of staff's report that the existing chain link fencing was installed without permit and the area directly abuts residential. He asked if another location on the property, away from the main thoroughfare and obstructed from the public view, might be available. MR. WICK explained that when the property was acquired, they were unaware of code changes and district requirements. In an effort to rectify the situation, they identified the infractions and met with staff in order to comply with the requirements of the code. MR. WICK stated he understood the conditions with the major emphasis being on the screening of the area. He commented that he knows of no landscaping requirements imposed.

ROBERT GENZER, Director of Planning and Development Department, stated a time frame could be made a part of the conditions of the special use permit.

COMMISSIONER DAVENPORT inquired as to what dealership previously occupied the site. MR. WICK related that Gaudin Ford at one time stored vehicles at the front of the building. COMMISSIONER DAVENPORT acknowledged seeing cars at the location as far back as two or three years prior, operating without a use permit. MR. GENZER clarified that Gaudin Ford did previously occupy the site and every effort was made to have the cars removed. With regard to the landscaping, he stated that this particular site, although there is minimal landscaping on the street frontage, by no means meets the current standards for a parking lot. He did emphasize that although nothing can be done, any new structure proposed for the site would require the applicant to bring that site into compliance.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:06 – 9:22)

2-3623/3-1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ROC-2872 - D.R. HORTON, INCORPORATED - Request for a Review of Condition No. 2 of an approved Site Development Plan Review (SDR-1836), which required conformance to a zero-lot line pattern of development; and Condition No. 3 of an approved Site Development Plan Review (SDR-1836), which required a side yard setback of five (5) feet for a 101-lot single-family residential development on 15.00 acres adjacent to the southeast corner of Elkhorn Road and Campbell Road (APN: 125-20-101-004, 005, and 006), T-C (Town Center) Zone [ML (Medium-Low Density Residential - Town Center) Land Use Designation], Ward 6 (Mack).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – DENIED – UNANIMOUS with McSWAIN abstaining as her firm is currently bidding work with D.R. Horton and NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that at the time the site plan was reviewed, there were concerns regarding the Zlot concept. In the process of redesigning the lot configuration to a zero lot line pattern, the applicant discovered numerous issues that needed to be

addressed. Based on those discoveries, the applicant reverted back to requesting the original Z-lot concept. Staff recommended approval.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 34 – ROC-2872

MINUTES – Continued:

SCOTT ZIEGLER, Alpha Engineering Company, 50 South Jones Boulevard, appeared on behalf of the applicant and concurred with staff conditions.

TODD FARLOW, 240 North 19th Street, appeared in opposition.

COMMISSIONER GALATI questioned staff's reversal of its initial recommendation. MR. LEOBOLD stated many of the initial concerns have been eliminated as the applicant has committed to making several modifications including meeting the parking requirements.

JEFF ANDERSON, 3513 East Russell Road, appearing on behalf of the applicant, responded to CHAIRMAN TRUESDELL'S query regarding the parking configuration.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:22 – 9:33)

3-517

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2840 - CVS/PHARMACY ON BEHALF OF JOHNSON FAMILY TRUST, ET AL -

Request for a Modification to an existing Master Sign Plan (MSP-0004-02) for an existing retail complex on 2.11 acres adjacent to the southeast corner of Martin Luther King Boulevard and Lake Mead Boulevard (APN: 139-21-701-009 and 010), R-E (Residence Estates) and C-1 (Limited Commercial) Zones under Resolution of Intent to C-1 (Limited Commercial) Zone; and C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, noted that there are several applications from CVS/Pharmacy for master sign plans in an effort to unify signage on all of their properties. Currently there are two pylon signs on the subject parcel so with the master sign plan, the applicant would be allowed two reader boards, one on each sign. The use meets the standards of the code and is compatible with the surrounding area. Staff recommended approval.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 35 – MSP-2840

MINUTES – Continued:

CHARLIE SCHALLIOL, 3699 West Lathrop, South Bend, Indiana, appeared on behalf of the applicant. He thanked staff for working out the details to enable him to make the necessary improvements. He concurred with staff conditions.

TODD FARLOW, 240 North 19th Street, stated he had no problems with reader board signs but strongly encouraged the use of monument signs. MR. SCHALLIOL affirmed that in certain locations the applicant does utilize monument signs, but it is dependent on planning theory, traffic safety issues, etc.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:33 – 9:42)

3-909

CONDITIONS:

Planning and Development

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request.
2. Conformance to the conditions of approval and the submitted documentation for the previously approved Master Sign Plan (MSP-0004-02).
3. All signage shall have proper permits obtained through the Building and Safety Department.
4. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

5. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2841 - CVS 3172 LAS VEGAS, LIMITED LIABILITY COMPANY - Request for a Modification to an existing Master Sign Plan (MSP-0005-01) for an existing retail store on 1.94 acres located at 4391 East Washington Avenue (APN: 140-30-701-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT- APPROVED subject to conditions - Motion carried with GALATI not voting and NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the existing pylon sign will be removed and a reader board added. The modification meets the standards of the code and staff recommends approval.

CHARLIE SCHALLIOL, 3699 West Lathrop, South Bend, Indiana, appeared on behalf of the applicant. He indicated on the site plan the location of the two existing pylon signs and pointed out the sign that would be replaced with a monument sign.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 36 – MSP-2841

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, voiced his approval of the monument sign.

MR. SCHALLIOL added that the applicant also proposes to add non-illuminated Spanish signs beneath the existing non-illuminated English signs. MR. CLAPSADDLE stated that the amount of wall signage is allowable by code. MARGO WHEELER, Deputy Director, Planning and Development Department, interjected that staff did not have any opportunity to see the plans for the additional wall signage. MR. SCHALLIOL maintained that the proposal was submitted to the Planning Department a week prior.

CHAIRMAN TRUESDELL expressed his reservations regarding the three signs and recommended the application be held for further review.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:42 – 9:51)

3-1218

CONDITIONS:

Planning and Development

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request.
2. Conformance to the conditions of approval and the submitted documentation for the previously approved Master Sign Plan (MSP-0005-01).
3. All signage shall have proper permits obtained through the Building and Safety Department.
4. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

5. Site development to comply with all applicable conditions of approval for Site Development Plan Review Z-0084-00, and all other subsequent site-related actions.

6. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2842 - CVS/PHARMACY ON BEHALF OF S C P 2002E-40, LIMITED LIABILITY COMPANY - Request for a Modification to an existing Master Sign Plan (MSP-0003-01) for an existing retail store on 1.84 acres located at 3290 South Fort Apache Road (APN: 163-08-421-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN – APPROVED subject to conditions and amending Condition 3 as follows:

3. *The sign on the southwest corner of the site shall be limited to a height of 24 feet. The reader board shall be located more than 200 feet from residentially zoned property.*

– Motion carried with TRUESDELL voting No, GALATI not voting, and NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that there are two pylon signs that will be replaced by one 30-foot high sign with a reader board. There are also two other 6-½

foot monument signs. MR. CLAPSADDLE stated that the reader board does not meet the Residential Adjacency Standards of the code and has been addressed by Condition 3 of the application.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 37 – MSP-2842

MINUTES – Continued:

CHARLIE SCHALLIOL, 3699 West Lathrop, South Bend, Indiana, appeared on behalf of the applicant and concurred with staff recommendations. He noted that this is another modification that will unify the signage on all CVS/Pharmacy properties.

TODD FARLOW, 240 North 19th Street, did not feel it was necessary to have the additional signage on the side of the building if there are monument signs in place.

COMMISSIONER McSWAIN asked if the applicant would be willing to turn the pylon sign into a monument sign. MR. SCHALLIOL explained that it would obstruct the visibility of the electronic message board. He added that the existing signs are 24-feet tall and if he were allowed to move them to the corner and have a reader board, he believes CVS/Pharmacy would be acceptable to that proposal.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:51 – 10:01)

3-1577

CONDITIONS:

Planning and Development

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request.
2. Conformance to the conditions of approval and the submitted documentation for the previously approved Master Sign Plan (MSP-0003-01).
3. All signage shall comply with Residential Protection Standards listed in Title 19.14.070. This will require the removal of the electronic message unit from the proposed pylon sign at the southwest corner of the site, or the relocation of the pylon sign further to the east. The applicant shall submit modified documentation showing these changes to the Planning and Development Department for administrative review and approval.
4. All signage shall have proper permits obtained through the Building and Safety Department.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 37 – MSP-2842

CONDITIONS – Continued:

5. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

6. Site development to comply with all applicable conditions of approval for Site Development Plan Review Z-0122-87, and all other subsequent site-related actions.
7. Signs shall not be located within public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2856 - COURTESY PONTIAC ON BEHALF OF JOSEPH SCALA - Request for a Master Sign Plan for an existing auto dealership on 4.43 acres at 7100 West Sahara Avenue (APN: 163-03-806-002), U (Undeveloped) Zone [GC (General Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone, Ward 1 (Moncrief).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions and amending Condition 3 as follows:

3. All signs to be removed or relocated from this property shall be removed or relocated within **180** days of final approval of this Master sign Plan.

- UNANIMOUS with TRUESDELL abstaining as his firm is mitigating a contract issue with the Mr. Shock and NIGRO excused.

To be heard by the City Council on 10/15/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that the master sign plan would establish standards for the dealership. The applicant proposes three free-standing signs where two are allowed. Staff recommended approval.

DARRELL SHOCK, 3625 South Polaris Avenue, appeared on behalf of the applicant and concurred with staff conditions. He asked that Condition 3 be amended to reflect 180 days within which to remove or replace the appropriate signs.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 38 – MSP-2856

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(10:01 – 10:04)

3-1959

CONDITIONS:

Planning and Development

1. Conformance to the sign criteria, sign elevations, and building elevations as submitted, except as amended by conditions herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. All signs to be removed or relocated from this property shall be removed or relocated within 60 days of final approval of this Master Sign Plan.
4. The freestanding signs shall be setback a minimum of five feet from all property lines.
5. Address numbers shall be provided as required by the Planning and Development Department.
6. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

7. Site development to comply with all applicable conditions of approval for Site Development Plan Review (Z-0059-98) and all other subsequent site-related actions.
8. Signs shall not be located within public rights-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-2858 - GREENSTREET PROPERTIES ON BEHALF OF MICAH 6:8 HOLDING, LIMITED PARTNERSHIP - Request for a Master Sign Plan for an approved retail center on 8.26 acres adjacent to the southeast corner of Charleston Boulevard and Odette Lane (APN: 163-05-502-001), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Moncrief).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as his firm is under contract with the applicant and NIGRO excused.

To be heard by the City Council on 10/15/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open

DAVID CLAPSADDLE, Planning and Development Department, explained that the Master Sign Plan reduces the number of overall signage that would be permitted by the code. He pointed out there are three restaurant pads on the site that are not covered by the Master Sign Plan. When those come forward, staff will ensure that they are consistent with the site.

DARRELL SHOCK, Vision Sign, Inc., 3625 South Polaris Avenue, appeared on behalf of the applicant and concurred with staff conditions.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 39 – MSP-2858

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(10:04 – 10:10)

3-2096

CONDITIONS:

Planning and Development

1. Conformance to the sign criteria, sign elevations, and building elevations as submitted, except as amended by conditions herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. The Master Sign Plan must be revised to include wall signage criteria for the three restaurant pads on this site. Prior to the issuance of a building permit for signage on this property, the site plan shall be revised to indicate the location of all signage covered by the Master Sign Plan. In addition, elevations establishing sign criteria for the three pad sites shall be submitted for approval by the Planning and Development Department prior to the issuance of a sign permit on this site.
4. Address numbers shall be provided as required by the Planning and Development Department.
5. Temporary signage permitted by this Master Sign Plan shall not be allowed without the approval of a Temporary Sign Permit from the Planning and Development Department.

Public Works

6. Site development to comply with all applicable conditions of approval for Site Development Plan Reviews [Z-0071-00(1)], SDR-1307, and all other subsequent site-related actions.
7. Signs shall not be located within public rights-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2836 - PN II INC. - Petition to Vacate public sewer and drainage easements located in Antibes Street and Nige Street, north and south of Monte Viso Drive; and south of Monte Viso Drive, west of Rainbow Boulevard, Ward 6 (Mack).

SET DATE: 10/01/03 C.C. 10/15/03

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with TRUESDELL not voting and NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

COMMISSIONER GALATI declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the sewer easements are no longer required and staff recommended approval.

VALERIE POWERS, Stantec Consultants, 7251 West Charleston Boulevard, appeared on behalf of the applicant, concurred with staff conditions and asked for approval.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 40 – VAC-2836

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

COMMISSIONER GALATI declared the Public Hearing closed.

(10:10 – 10:11)

3-2366

CONDITIONS:

1. Prior to the recordation of an Order of Vacation all public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
2. All development shall be in conformance with code requirements and design standards of all City departments.
3. The Order of Vacation shall not be recorded until all of the above conditions have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
4. If the Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2838 - CONCORDIA HOMES OF NEVADA, INC. - Petition to Vacation U.S. Government Patent Reservations generally located south of Deer Springs Way, west of El Capitan Way, Ward 6 (Mack).

SET DATE: 10/01/03 C.C. 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – ABEYANCE TO 10/9/2003 Planning Commission meeting – UNANIMOUS with NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, stated the applicant submitted a letter asking for a thirty-day abeyance to the 10/9/2003 Planning Commission meeting.

JEFFREY ARMSTRONG, 2727 South Rainbow Boulevard, concurred with MR. CLAPSADDLE'S comments and stated that the additional time is needed to resolve a Public Works issue.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 41 – VAC-2838

MINUTES – Continued:

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:15 – 6:16)

1-228

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-2847 - GREYSTONE NEVADA, LIMITED LIABILITY COMPANY ON BEHALF OF SOUTHWEST DESERT EQUITIES, LIMITED LIABILITY COMPANY AND CS 4015, LIMITED LIABILITY COMPANY - Petition to Vacate U.S. Government Patent Reservations generally located south of Lone Mountain Road, west of Cliff Shadows Parkway, Ward 4 (Brown).

SET DATE: 10/01/03 C.C. 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council on 10/15/2003

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that there were objections or protests to the vacation. Staff recommended approval.

KATHLEEN CARTER BURGESS, 6655 Bermuda Road, appeared on behalf of the applicant and had no objections to staff recommendations.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 42 – VAC-2847

MINUTES – Continued:

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:11 – 10:12)

3-2414

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the Vacation of these U.S. Government Patent Reservations, the vacation request shall be modified to conform to the approved Drainage Plan and Technical Drainage Study as required by the Department of Public Works. The drainage study submitted for ZON-1936 may be used to satisfy this requirement provided that it includes a section covering the area to be vacated.
2. Prior to the recordation of an Order of Relinquishment of Interest all public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense, or such modifications shall be guaranteed by provision of sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas.
3. All development shall be in conformance with code requirements and design standards of all City departments.
4. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all Vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
5. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

DIR-2863 - G T V, LIMITED LIABILITY COMPANY ON BEHALF OF ANTELOPE, LIMITED LIABILITY COMPANY - Request for a Development Agreement for Grand Teton Village on approximately 160 acres gene rally located east of Hualapai Way and west of Grand Canyon Drive, between Farm Road and Grand Teton Drive (APN: multiple), Ward 6 (Mack).

C.C.: 10/15/03

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED subject to conditions and amending Condition 1 as follows:

1. *Section 3.6.1 (i), of the Master Development Plan shall be amended to read as follows: “Retaining and combination screen/retaining walls shall not exceed eight feet (8’) in height, terraced with a minimum of four feet (4’) clear horizontal separation between walls. The perimeter streets are Grand Teton Drive, Hualapai Way, Farm Road and Grand Canyon Drive. Section 3.6.1. (l) and Section 3.6.2. (g) of the Master Development Plan shall read as follows: “With the exception of perimeter streets, the overall height of a retaining wall combined with a freestanding wall, if visible from any other internal street or open space area, shall not exceed fourteen feet (14’).*

- UNANIMOUS with McSWAIN abstaining as her firm is currently under contract with Beazer Homes and NIGRO excused

To be heard by the City Council on 10/15/2003

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 43 – DIR-2863

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

DAVID CLAPSADDLE, Planning and Development Department, explained that the Development Agreement was required by the Grand Teton Master Plan. It ensures that the language in this agreement is consistent with the Master Development Plan. The agreement also establishes the number of overall units, which is 1146, that will be allowed in the overall Grand Teton Plan. Lastly, it was determined the amount of park acreage the applicant would need to develop as part of the overall plan. He noted that the Park Development Agreement would be forthcoming at a later date.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, and CALVIN CHAMPLIN, appeared on behalf of the applicant and concurred with MR. CLAPSADDLE'S summation. ATTORNEY ROWE referenced language to be added to the development agreement which have been reviewed by staff.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:12 – 10:17)

3-2471

CONDITIONS:

Planning and Development

1. Section 3.5.1 (l) and 3.6.2 (g) shall be amended to add the following language: “ The total height of any screen or retaining wall shall not exceed eight (8) feet. All other portions of this section pertaining to the height of walls shall be repealed.
2. A Major Modification shall be required of any proposed development that exceeds the maximum number of 1,166 residential units. Such application shall be heard as a public hearing before the Planning Commission and City Council.
3. Section 9.1 shall be amended to include the Park Development Agreement as a part of this Development Agreement by reference. The following language shall be added: “parties...and upon approval by the City Council shall be made part of this Development Agreement and is hereby included by reference.”

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 43 – DIR-2863

CONDITIONS – Continued:

4. Approval of the Park Development Agreement at a public hearing by the Planning Commission and City Council.
5. Where conflicts occur, the Master Development Plan Design Standards shall be modified to reflect the terms of this Development Agreement.

Public Works

6. The Conceptual Sewer Plan, referenced in Section 1.1(12) of the Development Agreement must be submitted to the Department of Public Works and shall depict implementation of conditions imposed at the development approval of previously approved projects.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

DIR-2949 - CITY OF LAS VEGAS - LAS VEGAS REDEVELOPMENT PLAN - to Amend "Article IX - Duration of this Plan" to extend the duration of the Plan from 40 years to 45 years from the date of adoption of the Plan and to change the land use categories of all properties within the existing Redevelopment Area (the "Existing Area"), pursuant to the provisions of the Community Redevelopment Law (Nevada Revised Statutes Section 279.382 et seq.) and the goals of the Redevelopment Plan.

THIS WILL BE SENT TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GALATI – APPROVED – UNANIMOUS with NIGRO excused

To be sent to the City Council in Ordinance Form

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Deputy Director, Planning and Development Department, explained that this item is being brought forward to consider an amendment to the duration of the Las Vegas Redevelopment Plan from 40 years to 45 years. As required by N.R.S., it is presented for review and recommendation in addition to the General Plan changes that were previously addressed on July 24, 2003, identifying the use categories.

PLANNING COMMISSION MEETING OF SEPTEMBER 11, 2003
Planning and Development Department
Item 44 – DIR-2949

MINUTES – Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:17 – 10:18)

3-2688

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

DIR-2950 - CITY OF LAS VEGAS - Election of a new Vice-Chairman to the Planning Commission.

P.C. FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff has NO RECOMMENDATION

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – ABEYANCE TO 10/9/2003 Planning Commission meeting – UNANIMOUS with NIGRO excused

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

CHAIRMAN TRUESDELL requested the item be held for 30 days.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:17 – 10:19)

3-2723



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2003

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

TODD FARLOW, 240 North 19th Street, expressed his anguish concerning a lecture that was held at the University of Las Vegas inasmuch as there were no representation from the Planning Commission, the Planning and Development Department or even from the development community.

(10:20 – 10:23)

3-2854

MEETING ADJOURNED AT 10:23 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

DEENY ARAUJO, DEPUTY CITY CLERK